



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of January 8, 2019

TO: Members of the City Council

SUBMITTED BY: David Biggs, City Manager

SUBJECT: Developer Update on Bayfront Project Implementation

RECOMMENDED ACTION: Receive Presentation

FISCAL IMPACT OF RECOMMENDATION: None as a result of this item.

DISCUSSION: The City and Hercules Development Partners, LLC (with Ledcor as the lead entity) are in the process of implementing the master planned Bayfront project. The first phase on Block N, or the Exchange @ Bayfront, with 172 residential units, ground floor retail, and amenities space is under construction.

The second phase of development has been fully entitled for Blocks Q & R as the Grand @ Bayfront, with construction to start just after the first of the year on 323 units of residential and ground floor amenity space.

The developer has submitted an application for the next phase of development on Blocks M, O, and P, which will be advancing to the Planning Commission for design review later this year. This phase proposes two buildings on Blocks M and P with 123 and 202 units respectively with a single underground garage, with Block O having 119 units and underground parking. All three blocks have ground floor amenity space. Hercules Development Partners will be making a presentation to the City Council on the status of the project and their overall vision for implementation of the master plan.

ATTACHMENTS: None